
Site Address:	52 Rowlands Avenue, Waterloo, PO7 7RU		
Proposal:	Installation of cladding to property elevations.		
Application No:	APP/21/00297	Expiry Date:	14/06/2021
Applicant:	Mrs Clarke		
Agent:		Case Officer:	Selina Donophy
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located along the North side of Rowlands Avenue, Waterloo. This property has a hipped roof and is of brick construction at ground floor level and pebble dashing at first floor level, with a tiled roof. It is located adjacent to the car park serving Jubilee Park, where Rowlands Avenue meets the park. The rear garden of the property stretches alongside the car park, separated by a boundary fence.

2 Planning History

APP/20/00157 - Proposed two storey rear extension., PERM, 14/04/2020

3 Proposal

Installation of cladding to property elevations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment

Councillor Mike Sceal

No comment

Councillor Peter Wade

No comment

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.2 This application is a re-submission application following the approval of application reference APP/20/00157 for a two storey rear extension. This application proposes to alter the materials to allow for cladding to the ground floor sections of the original property due to discrepancies in brickwork appearance following construction of the

previously approved two storey rear extension.

(ii) Impact upon the character and appearance of the area

- 7.3 As noted above this application seeks to alter the materials of the application property to include cladding at ground floor level to the front and side elevations of the original property. The cladding as proposed would comprise oak feather edged cladding in nature timber appearance . This material change is judged to be acceptable in appearance and would not result in harm to the character of the area . The proposal is deemed to accord with Policy CS16 of the Havant Borough Local Plan.

(iii) Impact upon residential amenity

- 7.4 The proposal would not result in any harm to neighbour amenity.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00297

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form uploaded on the 31.03.2021
Proposed floor plans and elevations (permitted) uploaded on the 31.03.2021
01 Location and block plan uploaded on the 31.03.2021
PL.321.20.02 A Location of proposed cladding plan uploaded on the 08.06.2021

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to the first occupation of the extension hereby permitted the window in the first floor east elevation serving the bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration

level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the first occupation of the extension hereby permitted parking for two cars shall be provided at the site and thereafter maintained and retained for that purpose.

Reason: To ensure that adequate on site parking is provided in the interests of the amenities of the area having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 Havant Borough Council Parking SPD 2016 as amended and the National Planning Policy Framework.